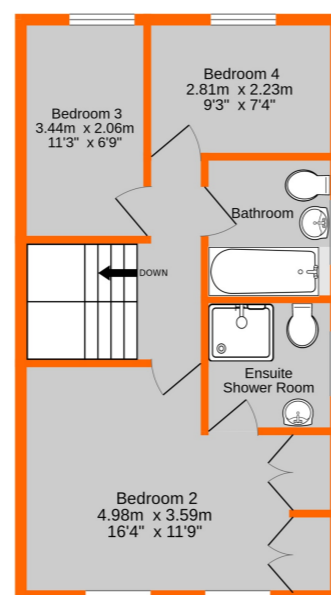
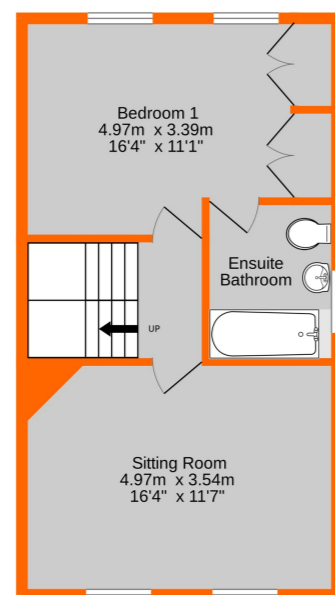
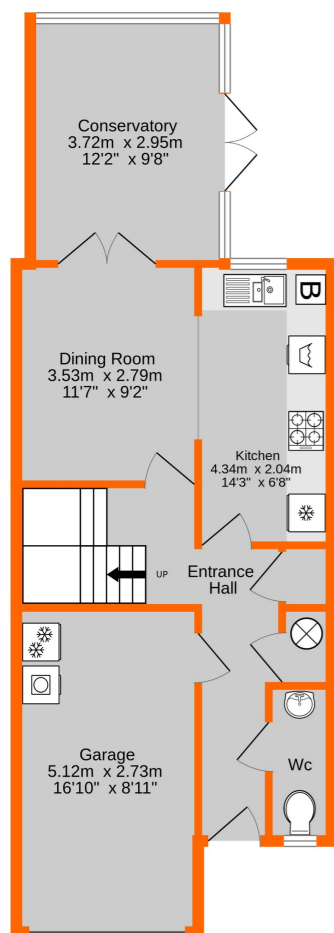


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		79
(81-91)	B		
(69-80)	C		
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Ground Floor
58.5 sq.m. (630 sq.ft.) approx.

1st Floor
42.8 sq.m. (461 sq.ft.) approx.

2nd Floor
43.2 sq.m. (465 sq.ft.) approx.



Garage Sq.M Included In Total Approx. Floor Area
TOTAL FLOOR AREA : 144.6 sq.m. (1556 sq.ft.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only
 Made with Metropix ©2024



Viewing by appointment with our Park Langley Office - 020 8658 5588

3d Church Road, Shortlands, Bromley, Kent BR2 0HP

£740,000 Freehold

- Excellent END of TERRACE modern townhouse
- Spacious conservatory with underfloor heating
- FOUR BEDROOMS and elegant sitting room
- Set back with parking to front and integral garage
- Fitted kitchen with opening to dining room
- Side access to generous 30m/100ft garden
- THREE bathrooms (two en suite) plus cloakroom
- Bright rooms with large double glazed windows

Disclaimer: All measurements are approximate. No equipment, circuits or fittings have been tested. These particulars are made without responsibility on the part of the Agents or Vendor, their accuracy is not guaranteed nor do they form part of any contract and no warranty is given.
Referral Fees: The businesses trading as Proctors recommend London and Country Mortgages (L&C) for free mortgage advice and may also recommend firms of Solicitors and Chartered Surveyors. It is your decision whether you choose to deal with them and, in making that decision, you should know that we receive referral fees from these companies. For Lettings we employ a Referencing Company and can receive rebates against their charges if tenants or landlords take out various products.
 For further details please visit our website - www.proctors.london



3d Church Road, Shortlands, Bromley, Kent BR2 0HP

Impressive modern end of terrace townhouse built by Berkeley Homes offered for sale via our PARK LANGLEY OFFICE with great family accommodation in a convenient location for Shortlands station, Highfield school and Harris Primary school on Mays Hill Road. FOUR BEDROOMS and THREE BATHROOMS including en suite bathroom and en suite shower room to the largest bedrooms. Elegant first floor sitting room with large double glazed windows, fitted kitchen open to dining room having double glazed conservatory to rear with underfloor heating. Downstairs cloakroom off attractive entrance hall plus door to integral garage with light and power. Set well back from the road with parking to front and side access giving extra width to the plot and leading to the good size (over 30m/100ft) garden with extensive terrace and lawn.

Location

This property is conveniently located for Shortlands Station (Victoria/Blackfriars and Bromley South) and travelling from the station along Shortlands Road, Church Road a is a side turning on the left and, in turn, this property will be found a little way up on the left hand side. The station and Shortlands village shops are both less than half a mile away whilst Bromley town centre is about a mile away with the Churchill Theatre, The Glades shopping centre, cinemas and stations. Beckenham High Street offers a range of shops, restaurants and other amenities, and from Beckenham Junction Station there are trains to Victoria as well as trams to Croydon and Wimbledon.



Ground Floor

Deep Porch

quarry tiled floor partially enclosed by brick wall to one side

Entrance Hall

4.75m x 1.32m max (15'7 x 4'4) plus additional area by staircase, radiator, Amtico flooring, built-in coat cupboard and further cupboard having slatted shelf above insulated hot water cylinder

Cloakroom

white low level wc and pedestal wash basin with mixer tap, wall tiling, radiator, tiled floor, double glazed window to front

Kitchen

4.34m x 2.04m (14'3 x 6'8) good range of base cupboards and drawers beneath work surfaces plus integrated Neff dishwasher and washing machine, inset 1½ bowl single drainer stainless steel sink with mixer tap, stainless steel cooker hood above Neff 4-ring gas hob with electric oven beneath, wall tiling, range of eye level cupboards including corner cupboard concealing Potterton wall mounted gas boiler, integrated upright fridge/freezer, downlights, radiator, Amtico flooring, double glazed window to rear, arched opening to

Dining Room

3.53m max x 2.79m (11'7 x 9'2) radiator, Amtico flooring, wide double glazed doors to

Conservatory

3.72m x 2.95m max (12'2 x 9'8) double glazed with wood finish flooring having underfloor heating, double glazed roof panels and large windows overlooking garden plus double doors to side opening to terrace

First Floor

Landing

2.98m x 1.87m (9'9 x 6'2) to include return staircase

Sitting Room

4.97m x 3.54m (16'4 x 11'7) fireplace with living flame gas fire, radiator, pair of large double glazed windows to front

Bedroom 1

4.97m max x 3.39m max (16'4 x 11'1) includes pair of large built-in double wardrobes, two radiators beneath double glazed windows to rear

En Suite Bathroom

2.45m x 1.67m (8'0 x 5'6) white panelled bath with mixer tap having Aqualisa built-in shower and hinged screen over, pedestal wash basin with mixer tap, low level wc, tiled walls, large chrome heated towel rail, shaver point, tiled floor, double glazed window to side

Second/Top Floor

Top Landing

3.07m max x 3.07m max (10'1 x 10'1) includes return staircase

Bedroom 2

4.98m max x 3.59m max (16'4 x 11'9) includes pair of built-in double wardrobes, two radiators beneath double glazed windows to front

En Suite Shower Room

2.04m x 1.56m (6'8 x 5'1) large tiled shower cubicle with folding door, white low level wc and wash basin with mixer tap having double cupboard beneath, tiled walls, chrome heated towel rail, shaver point, downlights, extractor fan, double glazed window to side

Bedroom 3

3.44m x 2.06m (11'3 x 6'9) hatch to loft, radiator beneath double glazed window to rear

Bedroom 4

2.81m x 2.23m (9'3 x 7'4) radiator beneath double glazed window to rear

Family Bathroom

2.05m x 1.66m (6'9 x 5'5) white panelled bath with mixer tap and shower attachment having hinged screen over, low level wc, wash basin with mixer tap having double cupboard beneath, tiled walls, chrome heated towel rail, shaver point, extractor fan, double glazed window to side

Outside

Front Garden

rockery flower bed and area of lawn beside sweeping driveway providing parking and access to garage

Garage

5.12m x 2.73m (16'10 x 8'11) with up and over door, light and power, concealed gas and electricity meters plus trip fuses and door to hall

Rear Garden

about 31.8m x 6.5m (104ft x 21'6) paved terrace surrounding conservatory with path leading to gate beside property offering side access, outside tap, borders to either side of garden plus extensive lawn with laurel bushes concealing timber shed to far end

Additional Information

Maintenance

current charge for maintenance of gardens at the front is £16 per month

Council Tax

London Borough of Bromley - Band E